

EPA Region 5 Space Summary

February 5, 2018

The table below summarizes the main spaces in use by EPA Region 5. More details are provided in Attachment 1.

Name / Location	Legal Interest / Type	EPA Annual Cost	Rentable Square Feet	Approx. Number of Occupants*	Primary Use / Notes
Metcalf Building Chicago IL	GSA Owned	\$13,534,185	360,888	1107	Main Regional Offices - 12 full floors and 2 partial floors. Includes space for Office of Inspector General, and American Federation of Government Employees.
Central Regional Laboratory (CRL) Chicago IL	GSA Owned	\$862,340	58,537	39	CRL Laboratory on 10th floor. Also several program storage rooms on the seventh floor.
Westridge Plaza Westlake OH	Private Owned / GSA Leased	\$551,291	17,198	18	OECA Office. Also includes On-Scene Coordinators (OSCs).
Large Lakes Research Station Grosse Ile MI	EPA Owned	\$0	3,700 (R5 only)	17	Superfund (SFD) & GLNPO Office. R5 Space within Existing ORD/OARM Office Building. Includes a R5 emergency response warehouse. R5 is helping to manage the facility until staff is moved to Ann Arbor.
Willowbrook Center Willowbrook IL	Private Owned / GSA Leased	\$189,040	10,872	11	Region 5 COOP site, Emergency Operations Center, SFD warehouse and office space.
EPA Community Involvement Office, Flint MI	Private Owned / GSA Leased	\$24,000	1,440	2	SFD outreach office located at Kettering University.
Warehouse 111A Chicago IL	Private Owned / GSA Leased	\$98,833	5,050	0	Water Division boat storage and warehouse.

*Occupant numbers include EPA and Non-EPA people working for EPA (e.g., contractors and SEEs). They do not include other state or non-EPA federal employees.

Highlights:

- In addition to the spaces listed above, several Superfund On-Scene Coordinators are out-stationed throughout the Region. These remote employees reflect a SFD programmatic priority for emergency response capabilities. Requests for other personnel to be remotely located are evaluated on a case-by-case basis using EPA’s remote reporting policy.
- Region 5 completed a space consolidation in the Metcalfe building in March, 2017, which resulted in returning over 1.5 floors to GSA and a cost savings to the Agency of \$1.30 million annually.
- GSA is currently studying the feasibility of a major building-wide space consolidation within the Metcalfe Building. This would impact all building tenants. Several alternative approaches are being considered, each potentially impacting EPA differently. If such a consolidation were deemed feasible, GSA would seek funding. The project would begin in 2020 at the earliest.
- OARM is working with Region 5 OAR in Ann Arbor, MI to move our Regional staff from Grosse Ile to Ann Arbor. The move is tentatively scheduled for June 2018. The Grosse Ile building will be handed over to GSA for disposition.
- The Metcalfe building’s cost / square foot is about \$37.50. For comparison, the costs for other Regional headquarters buildings are: R9 - \$44.43, R10 - \$42.78, and R3 - \$23.00.

Attachment 1

Region 5 Facilities Summary

Region 5's (R5) mission is supported with office, laboratory, parking and storage facilities situated throughout our six-state geographical areas. In most cases, these spaces are leased through the General Services Administration (GSA), typically under multi-year agreements. They comprise approximately 480,500 square feet of total space, and support about 1,200 R5 and Great Lakes National Program Office (GLNPO) staff and its contractors. The Grosse Ile, MI office is EPA-owned, and currently supports about 19 EPA staff. Use of these spaces is coordinated through RMD's branches, with support from EPA's Real Property Services Staff (RPSS) at headquarters, and GSA's local property management representatives.

The following provides a brief overview of R5's main facilities:

Region 5 Headquarters Office, Chicago, IL

R5's main office is situated in GSA's Ralph H. Metcalfe Federal Building (MFB), and supports approximately 1,100 employees, contractors, and SEEs. A multi-year consolidation project was concluded in 2017, where about 10% of our space was released back to GSA for a cost savings of about \$1.38M annually. R5, GLNPO, and the Office of Inspector General currently occupy about 360,000 square feet of rentable space in this building on floors 4-7, 9-10, and 12-19. Designated parking is provided for 20 government-owned vehicles in the MFB garage. Services and amenities within the non-EPA spaces include a daycare center, food service and dining areas, GSA conference center, and Federal Occupational Health (FOH) fitness and health centers. Several other Federal agencies are also MFB tenants. South of the MFB, is a multi-story Federal parking facility for approximately 40 additional EPA-leased government vehicles, also arranged via a GSA lease. GSA is currently conducting a feasibility study for consolidating space in the MFB across all building tenants. If a consolidation is found to be feasible, GSA would seek funding for implementation to occur no sooner than 2020. OARM and RMD are providing input to this study.

Chicago Regional Laboratory – Chicago, IL

The CRL is situated on the top floor of GSA's Federal Building at 536 S. Clark Street, two blocks south of the MFB. The building is a 10-story high-rise structure that is predominantly occupied by FEMA and U.S. Customs and Immigration. Several other laboratories, operated by DEA and FOH, are also located there. R5 and laboratory personnel are currently working with GSA to satisfy needs for the installation of a back-up power generator, but are also addressing a recent flooding incident that severely impacted CRL's operations.

Office of Enforcement and Compliance Assurance (OECA) - Westlake, OH

Our remote office in Westlake, OH is situated within a shopping center complex and is home to approximately sixteen (16) OECA and Superfund emergency response staff and one SEE. It comprises of about 16,612 rentable square feet and is equipped with offices, workstations, on-site security during business hours, a break area, secure parking for about five (5) government owned vehicles, a warehouse, chemical storage room, and conference spaces. It also serves as an alternate Continuity of Operations (COOP) facility for R5. This location has been used by EPA since the 1970's and is a base of operation for multi-media inspections in the Cleveland, OH and surrounding industrial areas.

Region 5 Willowbrook Facility - Willowbrook, IL

The Willowbrook complex is home to EPA's Superfund warehouse and primary COOP facility, and provides official duty stations for approximately ten (10) full-time EPA employees. There are approximately 10,872 rentable square feet at this location, with ample parking for government and private parking. The COOP is often used for staff training and exercises, but is equipped with private office spaces for the RA, DRA and/or other Sr. Officials in the event of an actual COOP event. Amenities and features include Wi-Fi, video-teleconferencing, conference spaces, automated external defibrillator, copy machine, break areas, remote IT switching equipment, GIS mapping, and workstations.

Community Involvement Office, Flint, MI

This location serves as the outreach base of operation in the Flint, MI and surrounding areas, and is primarily used by our Superfund Division and Office of External Communications. It replaces a space formerly located in Saginaw, MI, is home to one EPA representative, is situated at Kettering University, and is about 1,440 square feet in area. The space is leased from the university through GSA for a cost of about \$24K annually.

Elizabeth St. Boat Storage Warehouse - Chicago, IL

The Water Division's boat storage facility is currently situated on the West side of downtown, Chicago and comprises of approximately 5,000 square feet. Approximately four boats are staged there for ready-deployment, along with ample room for WD's field equipment. Due to recent property development in the surrounding areas, such as modern offices, restaurants and retail shopping, EPA's annual rent is expected to surpass \$100K annually in the near future. RMD-ESB's facility manager is therefore working with individuals from the WD, RPSS, GSA and others to secure a new space at a reduced rent level that will still support our mission.

Superfund and GLNPO Office - Grosse Ile, MI

EPA's Large Lakes Research Station (LLRS), formerly owned and operated by the EPA's Office of Research and Development (ORD), is located in Grosse Ile, MI. ORD vacated their staff from the LLRS in December 2016, leaving behind R5, GLNPO, CID and US Fish and Wildlife personnel. Plans are underway for all remaining occupants to vacate the building by around mid-2018. EPA's RPSS will then release it for sale via GSA, saving the agency over \$600K in annual operating costs. Approximately 19 of the remaining EPA staff, including two CID employees, will relocate to EPA's National Vehicle and Fuel Emissions Laboratory in Ann Arbor, MI, approximately 42 miles from the LLRS.

Minor EPA Region 5 facilities

Region 5 has several no-cost space agreements with other federal and state agencies for office space used by Superfund's out-stationed OSCs in Green Bay, Milwaukee, Indianapolis, Cincinnati, St. Paul and Des Plaines.

Region 5 OECA also has a tribal environmental liaison stationed in Traverse City, Michigan.

Several EPA contractors have warehouse spaces of their own that they use in conducting work for EPA.

Region 5 has parking arrangements for GOVs in several locations.